

**CITY OF UNALASKA, ALASKA
PLANNING COMMISSION & PLATTING BOARD
REGULAR MEETING
THURSDAY, February 16, 2017, 6:00 P.M.
UNALASKA CITY HALL COUNCIL CHAMBERS
MINUTES**

CALL TO ORDER: Chair Earnshaw called the meeting to order at 6:03 PM.

ROLL CALL

Commissioners Physically Present

Billie Jo Gehring

Vicki Williams

Jessica Earnshaw

Travis Swangel

Lottie Roll

Staff Present

Erin Reinders, Acting Planning Director

Thomas Roufos, Associate Planner

REVISIONS TO THE AGENDA: Chair Jessica Earnshaw asked if there were any revisions to the Agenda, there were none.

APPEARANCE REQUESTS: None

ANNOUNCEMENTS: Chair Jessica Earnshaw asked if there were any announcements.

Mrs. Erin Reinders said that she had three. First, she asked Commissioners to please let staff know traveling schedules. Second, all the Commissions and Committees will be presenting their Annual Reports to Council on February 28, 2017. Third, she announced that Mr. Bil Homka, the Planning Director Candidate, has decided to take the job and will be starting on February 27, 2017.

Commissioner Gehring announced that the AVO people are in town and will be doing a talk on Saturday, February 18, 2017 at the Museum of the Aleutians.

MINUTES: Chair Earnshaw asked if there were any revisions to the minutes from January 19, 2017 meeting.

Hearing none, Chair Earnshaw asked for a motion to approve the minutes. Commissioner Gehring motioned to approve the minutes; Commissioner Swangel seconded it and the motion passed 5-0.

PUBLIC HEARING

1. **RESOLUTION 2017-03:** A RESOLUTION APPROVING A VARIANCE FOR A REDUCTION OF LOT WIDTH REQUIREMENT FROM 60 FEET TO 30 FEET TO ACCOMMODATE A SUBDIVISION OF LOT 2, WARREN-MACHALEK SUBDIVISION, LOCATED AT 72 STEWARD ROAD.
2. **RESOLUTION 2017-04:** A RESOLUTION APPROVING A PRELIMINARY PLAT OF DECUR SUBDIVISION, A REPLAT OF LOT 2, WARREN-MACHALEK SUBDIVISION, PLAT 2010-17, ALEUTIAN ISLAND RECORDING DISTRICT, LOCATED AT 72 STEWARD ROAD.

Chair Earnshaw opened the Public Hearing for both Resolution 2017-03 and 2017-04 and asked if any member of the public would like to testify.

Mr. Roger Deffendall said he is in favor of the Variance and the subdivision.

Mr. Thomas Roufos added that Staff received a call from Mrs. Sue Magone earlier that day asking if there would be any impact to her lot, after discussion with staff it was determined there would be no impact and she decided she is in favor of the Variance and the associated subdivision.

OLD BUSINESS

No Items

NEW BUSINESS

3. **RESOLUTION 2017-03:** A RESOLUTION APPROVING A VARIANCE FOR A REDUCTION OF LOT WIDTH REQUIREMENT FROM 60 FEET TO 30 FEET TO ACCOMMODATE A SUBDIVISION OF LOT 2, WARREN-MACHALEK SUBDIVISION, LOCATED AT 72 STEWARD ROAD.
4. **RESOLUTION 2017-04:** A RESOLUTION APPROVING A PRELIMINARY PLAT OF DECUIR SUBDIVISION, A REPLAT OF LOT 2, WARREN-MACHALEK SUBDIVISION, PLAT 2010-17, ALEUTIAN ISLAND RECORDING DISTRICT, LOCATED AT 72 STEWARD ROAD.

Chair Earnshaw asked for a staff report on both Resolution 2017-03 and 2017-04.

Mr. Roufos briefly reviewed Resolution 2017-03 stating that this variance for a lot width reduction which then allowed for a subdivision of 1 lot into 2 lots. Mr. Roufos explained that the application met all the tests of code and stated that Staff recommended approval for this Variance. He then added that the Preliminary Plat had some standard conditions of approval listed but was in order and that staff recommended approval.

Chair Earnshaw asked if there was any commissioner discussion.

Commissioner Swangel asked about the future development of this location as it has flooded many times in the past. He asked if there was anything in Code that could be done.

Mrs. Reinders stated that there is nothing that code required, but there is a 15 foot buffer Zone from the river noted on the plat, which is within the purview of the Planning Commission to require.

Mr. Roufos added that he spoke with Mr. DeCuir and he expressed that he will be adding lots of fill to the property.

Chair Earnshaw stated that she knows that flooding is a problem as well as she knows many people who live in the area and have similar problems, however she supports the idea of community development and thinks it will be a good thing.

Chair Earnshaw asked for any further commissioner discussion, hearing none, she asked for a motion to approve Resolution 2017-03 and Resolution 2017-04. Commissioner Swangel motioned, Commissioner Gehring Seconded. The motion passed 5-0.

WORKSESSION

No Items

OTHER BUSINESS

Selection of a chair and vice-chair.

Chair Earnshaw asked if there were any nominations for Chair. Commissioner Williams nominated Commissioner Earnshaw for Chair, Commissioner Roll seconded; the motion passed 5-0.

Chair Earnshaw asked if there were any nominations for Vice-Chair. Commissioner Roll nominated Commissioner Gehring for Vice-Chair, Commissioner Swangel seconded; the motion passed 5-0.

ADJOURNMENT: Chair Earnshaw adjourned the meeting at 6:20 PM.

PASSED AND APPROVED THIS 16th DAY OF MARCH, 2017 BY THE CTY OF UNALASKA PLANNING COMMISSION.



Jessica Earnshaw
Commission Chair

3/16/2017
Date



Erin Reinders, AICP
Secretary of the Commission

3/16/17
Date

Prepared by Morgyn McConnell, Planning Department

